



Hereford Close, Epsom

The **PERSONAL** Agent

Guide Price £375,000

Leasehold

- Central Epsom location
- Private & secluded rear garden
- Ground floor maisonette
- Two double bedrooms
- Generous living/dining room
- Own front door
- Private driveway & Car Port
- Moments from Rosebery Park
- Short walk to high street & station
- Long lease & No ongoing chain



Tucked away at the head of a popular cul-de-sac within the highly sought after College Area of Epsom, this ground floor maisonette is offered to the market with no ongoing chain and offers the potential for the new owners to move straight in.

Perfect as an investment or first time buy, or perhaps a bolt-hole for those wanting to downsize but not downgrade, this excellently positioned maisonette benefits from spacious accommodation, a private front & rear gardens, a good amount of storage and an abundance of natural light.

The property benefits from two genuine double bedrooms and a really well balanced layout that when combined with the fantastic position, creates a truly rare opportunity that should not be missed.

The generous accommodation comprises own front door in to an entrance hall, a spacious living/dining room, fitted kitchen

that utilises all available space with ample fitted cupboards. There are also two generously proportioned double bedrooms and white bathroom.

The rear garden is an excellent additional feature to the property and with direct access from the living room. There is a private driveway to the side of the property with space for three cars also providing access to a private car port.

The lease of the property has been extended previously and has approximately 935 years remaining, further adding to the desirability of this rarely available maisonette.

Epsom High Street has a variety of shops, the Ashley Centre - a covered shopping mall and Epsom Playhouse which offers a wide range of entertainment, including films and concerts. The Rainbow Leisure Centre & David Lloyd Centre feature pool, gym and other sports facilities. There is also a wide variety of cafés, restaurants and pubs available locally.

Epsom is a popular commuter town, located to the south west of London and offers a good mix of state and independent schools for all age groups. Also close by is Epsom Downs, the home of The Derby. The M25 (Junction 9) is a short drive away giving access to both Heathrow and Gatwick international airports.

Tenure - Leasehold
Length of lease (years remaining) - 934
Annual ground rent amount (£) - 10.00
Annual service charge amount (£) - N/A
Council tax band - C

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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